



Walkerith Road, East Stockwith, Gainsborough DN21 3DG

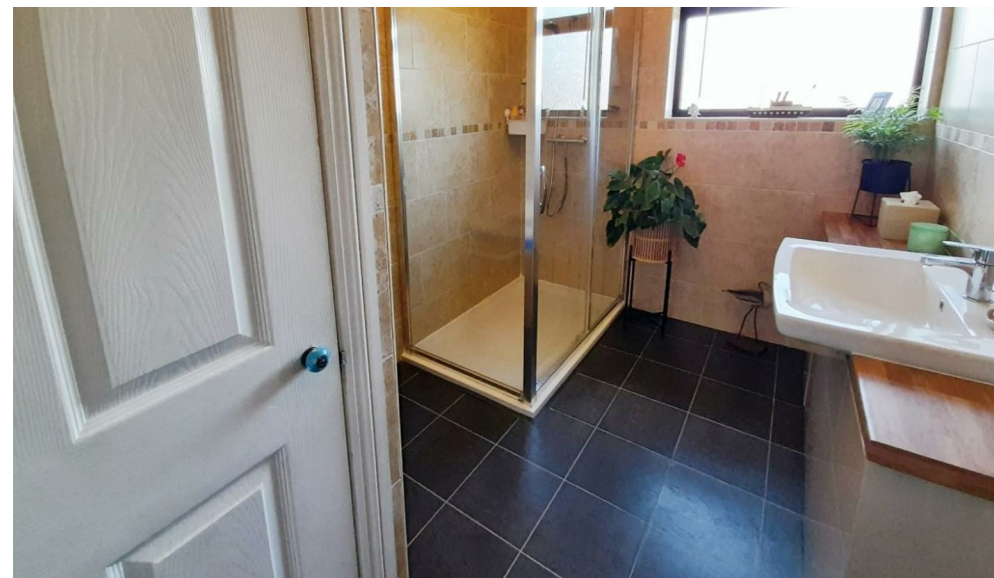
HUNTERS[®]
EXCLUSIVE



Walkerith Road, Gainsborough DN21 3DG

We are pleased to offer to the market a traditionally constructed four bedroom detached house located in the desirable village location of East Stockwith on the banks of the River Trent with access to the surrounding countryside and Laughton Forest, also within the catchment area of the highly regarded Queen Elizabeth High School and the market town of Gainsborough which is well served with a wealth of amenities.





ACCOMMODATION

uPVC double entrance door with side windows leading into:

ENTRANCE PORCH

uPVC double glazed window to the side elevation and glazed wooden entrance door with side windows leading into:

ENTRANCE HALLWAY

Stairs rising to first floor accommodation, radiator, parquet flooring, original picture rails and coving to ceiling. Door giving access to:

FORMAL LOUNGE

16'2" x 13'5" to its maximum dimensions

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, marble fireplace and hearth with wood surround and mantle and inset electric fire feature, two radiators and coving to ceiling.

SITTING ROOM

16'7" x 13'11" to maximum dimensions

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation, radiator, coving to ceiling and fireplace housing wood burning stove.

OFFICE/STUDY

9'11" x 6'11"

uPVC double glazed window to the side elevation, radiator, picture rail and inset spotlights to ceiling.

KITCHEN/DINER

25'11" x 13'5" to maximum dimensions

uPVC double glazed windows to either side elevations and rear elevation, modern fitted kitchen comprising base, drawer, wall and larder units with complementary work surface, inset double oven, four ring induction hob with extractor over, provision for low level appliance, space for fridge freezer, two radiators and fireplace housing wood burning stove, inset spotlights to ceiling and double glazed composite entrance door leading out to:

REAR PASSAGEWAY

14'4" x 5'11" to maximum dimensions

uPVC double glazed windows to either side elevation and uPVC double glazed entrance door, tiled flooring and doors giving access to Boiler Room and Wood Store (8'8 x 6'11")



UTILITY ROOM

10'0" x 6'11"

Range of fitted base, drawer and wall units with complementary work surface, inset stainless steel sink and drainer with mixer tap, provision for automatic washing machine, space for dryer and further space for other appliances, tiled flooring continued from passageway. uPVC double glazed window to the side elevation.

BOILER ROOM

Accessed from Rear Passageway.

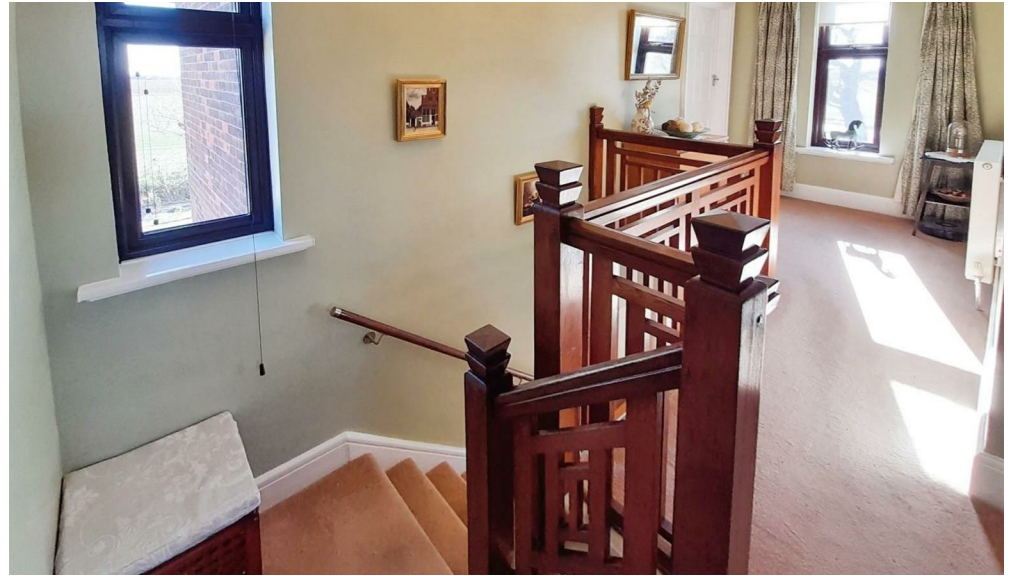
W.C.

6'0" x 3'2"

uPVC double glazed window to the side elevation, w.c., handbasin with tiled splashback, radiator and laminate flooring.

FIRST FLOOR LANDING

uPVC double glazed window to the side and front elevations, loft access, radiator, coving to ceiling and doors giving access to:



BEDROOM TWO

17'3" x 13'7" to maximum dimension

uPVC double glazed bay window to the front elevation with views over farmland and the riverbank, uPVC double glazed window to the side elevation, two radiators and coving to ceiling.

MASTER BEDROOM

16'3" x 13'5"

uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side elevation both with field views, two radiator and coving to ceiling.

BEDROOM THREE

13'4" x 8'5"

uPVC double glazed window to the side elevation, radiator and coving to ceiling.

BEDROOM FOUR

12'4" x 10'1"

uPVC double glazed windows to the rear and side elevations with views over open farmland and countryside beyond, radiator and picture rail.



SHOWER ROOM

9'9" x 6'9"

uPVC double glazed window to the side elevation, suite comprising hand basin mounted in vanity unit, shower cubicle, tiled walls, heated towel rail and airing cupboard.

SEPARATE W.C.

6'1" x 2'10"

uPVC double glazed window to the side elevation, w.c. and radiator.

EXTERNALLY

To the front is a well maintained lawned garden with mature planted borders and gated driveway allowing off road parking for multiple vehicles leading to the side of the dwelling onto the brick built triple Garage with store and pitched roof and solar panels. The gardens continue from the side to the rear lawn area with planted borders, pond feature and open field views.

COUNCIL TAX

Through enquiry of the West Lindsey District Council we have been advised that the property is in Rating Band 'F'

TENURE - Freehold

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

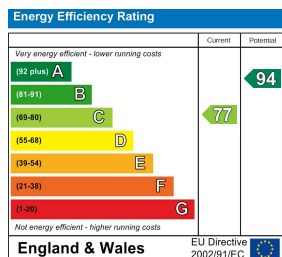
AGENTS NOTE

The property benefits from solar panels and battery which are owned by the vendors and generate an income.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Gainsborough -
 01427 616118 <https://www.hunters.com>

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